050.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,124,300 / 1,124,300
					USE VALUE:	1,124,300 / 1,124,300
					ASSESSED:	1,124,300 / 1,124,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6	-8	WATER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HSU CHENG-PEI & MAGGIE W
Owner 2:	
Owner 3:	
Street 1:	3 OAK KNOLL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as Three Fam. with a Multi- TnHs Building built about 1890, having primarily Aluminum Exterior and 5244 Square Feet, with 3 Units, 5 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 8 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
105	6337.000	697,200		427,100	1,124,300
Total Card	0.145	697,200		427,100	1,124,300
Total Parcel	0.145	697,200		427,100	1,124,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 214.40 /Parcel: 214.40

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	35107
GIS Ref	
GIS Ref	
Insp Date	11/01/18

!4225!

PREVIOUS ASSESSMENT

Parcel ID: 050.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	105	FV	697,200	0	6,337.	427,100	1,124,300		Year end	12/23/2021
2021	105	FV	660,600	0	6,337.	427,100	1,087,700		Year End Roll	12/10/2020
2020	105	FV	660,700	0	6,337.	427,100	1,087,800	1,087,800	Year End Roll	12/18/2019
2019	105	FV	616,200	0	6,337.	427,100	1,043,300	1,043,300	Year End Roll	1/3/2019
2018	105	FV	616,200	0	6,337.	286,800	903,000	903,000	Year End Roll	12/20/2017
2017	105	FV	577,500	0	6,337.	274,500	852,000	852,000	Year End Roll	1/3/2017
2016	105	FV	577,500	0	6,337.	250,100	827,600	827,600	Year End	1/4/2016
2015	105	FV	480,600	0	6,337.	201,300	681,900	681,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	00:13:23

LAST REV

Date	Time
05/14/19	15:08:52
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 4225

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14789-73		11/1/1982		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	35107
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/8/1997	472	Manual	1,000					REBUILD CHIMNEY

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
5/22/2009	Measured	189	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6337		Sq. Ft.	Site		0	70.	0.96	11									427,075						427,100	

Total AC/HA:	0.14548	Total SF/SM:	6337	Parcel LUC:	105	Three Fam.	Prime NB Desc	ARLINGTON	Total:	427,075	Spl Credit		Total:	427,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	3	Total:	3
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	3		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	5	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	3	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	0.85022879
Const Adj.:	0.98990101
Adj $ / SQ:	126.246
Other Features:	196500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	947341
Depreciation:	250098
Depreciated Total:	697243

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	8	Baths:	5	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
1	4	2	
Totals			
3	16	8	

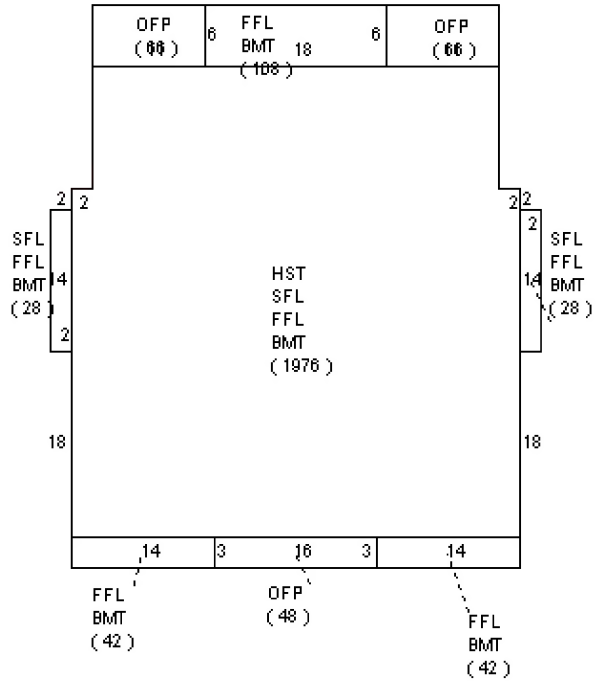
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	126.25
Special Features:	0	Val/Su Net:	91.16
Final Total:	697200	Val/Su SzAd	132.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	2,224	37.870	84,232
FFL	First Floor	2,224	126.250	280,772
SFL	Second Floor	2,032	126.250	256,533
HST	Half Story	988	126.250	124,731
OFP	Open Porch	180	25.410	4,573

Net Sketched Area:	7,648	Total:	750,841
Size Ad	5244	Gross Area	8636	FinArea	5244
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	